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PREPARED BY:

Joseph A. L. Lara
7246 W. Touhy
Chicago, IL 60631

Doc#: 2135612130 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/22/2021 03:58 PM Pg: 1 of 4

MAIL TAX BILL TO:

JoAnn Kitowski and Ronald G. Kitowski
6815 N. Milwaukee Avenue, Unit 205
Niles, IL 60714

Dec ID 20211001608663
ST/CO Stamp 1-976-494-736 ST Tax \$290.00 CO Tax \$145.00

MAIL RECORDED DEED TO:

JoAnn Kitowski
6815 N. Milwaukee Avenue, Unit 205
Niles, IL 60714

JOINT TENANCY WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Marie Cwienkala, a widow, as to an undivided 10% interest, of the City of Algonquin, State of Illinois, Steven J. Cwienkala, a married man, as to an undivided 45% interest, of the City of Lancaster, State of Pennsylvania and Gerald A. Cwienkala, a married man, as to an undivided 45% interest, of the City of Algonquin, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to JoAnn Kitowski and Ronald G. Kitowski, of 6044 N. Austin Avenue, Chicago, Illinois 60646, not as Tenants in Common but as Joint Tenants, with right of survivorship, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1: UNIT 205 IN THE EAGLE POINT OF NILES CONDOMINIUMS III, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 2 IN PRZYBLO'S EAGLE POINT RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST FRACTIONAL 1/2 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, THENCE SOUTH 55 DEGREES 13 MINUTES 17 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 2, 132.68 FEET; THENCE SOUTH 34 DEGREES 46 MINUTES 43 SECONDS EAST, 109.86 FEET; THENCE SOUTH 55 DEGREES 13 MINUTES 17 SECONDS WEST, 204.68 FEET; THENCE NORTH 34 DEGREES 46 MINUTES 43 SECONDS WEST, 109.86 FEET; THENCE NORTH 55 DEGREES 13 MINUTES 17 SECONDS EAST, 204.68 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED NOVEMBER 18, 2003 AS DOCUMENT NUMBER 0332219173, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACE P-48 AND STORAGE SPACE S-48, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0332219173, AS MAY BE AMENDED FROM TIME TO TIME.

PARCEL 3: EASEMENTS FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO THE EAGLE POINT OF NILES CONDOMINIUM MASTER ASSOCIATION RECORDED JUNE 27, 2002 AS DOCUMENT NUMBER 0020716440, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 10-31-213-070-1007
Property Address: 6815 N. Milwaukee Avenue, Unit 205, Niles, IL 60714

Subject, however, to the general taxes for the year of 2021 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises not in TENANCY IN COMMON but in JOINT TENANCY forever.

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois:

~~TO HAVE AND TO HOLD said premises not as JOINT TENANTS or TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY forever.~~

THIS IS NOT HOMESTEAD PROPERTY AS TO THE GRANTORS.

Dated this 16th day of NOVEMBER, 2021

Marie Cwienkala
Marie Cwienkala

Property of COOK COUNTY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Marie Cwienkala, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 16th day of NOVEMBER, 2021

[Signature]
Notary Public
My commission expires: 3/19/23

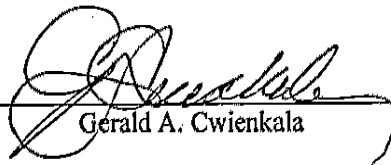
Exempt under the provisions of paragraph _____

VILLAGE OF NILES
REAL ESTATE TRANSFER TAX
12-6-21
6815 MILWAUKEE #205
27939 \$ 870 ⁰⁰

OFFICIAL SEAL
 RICHARD J VAVRA
 NOTARY PUBLIC - STATE OF ILLINOIS
 MY COMMISSION EXPIRES: 03/19/23

UNOFFICIAL COPY

Dated this 16th day of NOVEMBER, 2021




Gerald A. Cwienkala

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Gerald A. Cwienkala, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 16th day of NOVEMBER, 2021



Notary Public
My commission expires: 3/19/23

Exempt under the provisions of paragraph _____

